

Village of Goshen
Planning Board Meeting
September 27, 2022

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Emi Siljkovic
Mike Torelli

Also present: Dave Donovan, Esq., PB Attorney
Kristen O'Donnell, Village Planner, Lanc and Tully
Elaine Tourish Coleman, Clerk

Chairperson McClung called the Meeting to order at 7:30pm.

APPLICANTS BEFORE THE BOARD

Palma Mexican LLC DBA- Super Nacho 1 Matthews Street Tax Map 119-1-2 D-S Zoning District

This applicant is moved to the October 25, 2022 Planning Board Agenda

New Gen Construction 90 Greenwich Ave Tax Map 111-15-6 C-1 Zoning District

Representing the Applicant: Keith Woodruff
Engineering and Surveying Properties PC

The applicant proposes to construct a mixed-use building with commercial development on the ground floor and two floors of residential with 4 apartment units on a 0.45-acre property. The original application had 6 apartments (4 stories high) but due to the cost of construction and other improvements required this has been reduced to 4 apartments (3 stories high).

A variance for the Lot-Line is needed. Parking has been calculated for the residential project only and the commercial use will also generate a parking demand. No on-site parking proposed so therefore require a variance regardless of the determined total. The current site has dropped curbs used by the existing auto body shop. The plan should show those curbs to be removed and those areas of the sidewalk and curbing should be reconstructed. The applicant may wish to approach the Village Board to have additional spaces striped in front of the proposed building once the dropped curbs are replaced in this location as a mitigation for the additional parking demand.

The applicant should provide architectural renderings so the Board can review the project for the consistency with the Village's ADD standards. There are no utilities shown on the plans. Utility lines should be checked for adequacy and connection, which is likely to require a DOT permit for disturbance within the state right-of-way.

As per Chapter 38 Village Code, Commercial and Multi-Family buildings containing four or more units are not entitled to the municipal trash collection. The site plan should provide a location for a dumpster and it's not permitted on the street.

This project site is located in the 100-year-old floodplain. Applicant will have to look at the FEMA regulations and the Village's flood plain development regulations. The lowest floor of this building will need to be constructed at least two feet above the base flood elevation.

Chairperson McClung had asked about site clean up for both inside and outside of the property. Mr. Woodruff had said that the internal is included in the renovations. The external will be accessed once the survey is completed.

This project will have to go before the ZBA after the survey of the property is complete. It will also require a public hearing and a referral to Orange County Planning. Mr. Boese asked if this project requires SEQR in which Ms. O'Donnell said that this project is an Unlisted Action under SEQR. The permitting agencies are ZBA, Village DPW and the NYSDOT.

New Heights Holding LLC
155 Main Street Tax Map 109-2-5 OB/ADD Zoning District

Representing the Applicant: Hector and Gladys Falto

Applicant proposes to construct a 12 foot by 12 foot shed at the rear of this property. Ms. O'Donnell asked if there was going to be any utilities in the shed and the applicant confirmed there would not be. Ms. O'Donnell also confirmed with the applicant that the shed would be painted consistent with the existing building. This shed is not visual from 207. This project is too small and not subject to SEQR and it's not a mandatory referral for a GML 239 so this does not need to go to the County.

On a motion by Mr. LaBruna, seconded by, Mr. Boese the Planning Board granted the Architectural Design District Approval. Motion carried 5 – 0.

CORRESPONDENCE

Email received from Ms. Kristen O'Donnell regarding Sapphire Nursing Home Subdivision authorizing chairperson McClung to sign the plans once they're submitted.

Letter received from NYSDOT regarding Royal Wine Corp SEQR. No action required at this time.

APPROVAL OF MINUTES

The Minutes of the August 23, 2022 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:15pm.

Elaine McClung, Chairperson

Notes prepared by Elaine Tourish Coleman